

Staff Summary Report

City Council Meeting: 05/19/05

AGENDA ITEM NUMBER 65

SUBJECT: This is an introduction and first public hearing for Hayden Flour Mill & Silos for the historic designation of the Hayden Flour Mill and Silos, located at 119 South Mill Avenue.

DOCUMENT NAME: 20050519dsrl01

PLANNED DEVELOPMENT (0406)

COMMENTS: Introduce and hold the first public hearing for **HAYDEN FLOUR MILL & SILOS (RRC05018)** (City of Tempe, owner) **Ordinance No. 2005.21 #HPO-2005.39** for the historic designation of the Hayden Four Mill and Silos, consisting of approximately 10 acres, located at 119 South Mill Avenue.

REVIEWED UNDER: **ZONING ORDINANCE 808**

PREPARED BY: Ryan Levesque, Planner II (480-858-2393)

REVIEWED BY: Steve Venker, Planning and Zoning Manager (480-350-8920)



LEGAL REVIEW BY: N/A

RECOMMENDATION: **Staff** – Approval.
Historic Preservation Commission – Approval (5-0 vote).
Redevelopment Review Commission – Approval (7-0 vote).

ADDITIONAL INFO: This request is for the historic designation of the Hayden Flour Mill and Silos. Located at the southeast corner of Rio Salado Parkway and Mill Avenue, the area includes 10 acres of land.

The Hayden Flour Mill (built in 1918) is significant as the longest continuously used industrial site in the Salt River Valley, for its association with the Charles Trumbull Hayden family, who founded and operated the mill for three generations, and as the most important community industry through the settlement and development periods of early Tempe history. The Hayden Flour Mill is significant as the oldest cast-in-place reinforced concrete building in Tempe and provides an excellent example of the daylight construction method. The Hayden Mills Silos is a landmark structure providing many with a tangible connection to community history by recalling the founding of the Tempe settlement. The Hayden Flour Mill & Silos exist in an area known to be archaeologically sensitive and likely to continue to yield information important to understanding the pre-history and the history of our community.

Staff supports the request for the historic designation of the Hayden Flour Mill and Silos and recommends to the Redevelopment Review Commission and City Council that the property be designated as Tempe Historic Property. **At a public hearing held Thursday, April 07, 2005, the Tempe Historic Preservation Commission recommended approval for this request. On May 3, 2005, the Redevelopment Review Commission recommended approval for this request.**

ATTACHMENTS:

1. List of Attachments
- 2-4. Comments
5. Reason(s) for Approval
6. History & Facts Description

- A. Ordinance No. 2005.21
- B. Location Map
- C. Aerial Photo
- D. Letter of Explanation
- E. References / Photos
- F. Historic Preservation Commission recommendation

COMMENTS:

Background + Status

On February 24, 2005, at Issue Review Session, Mayor and Council directed the Staff to apply to put the Hayden Flour Mill & Silos on the Historic Register. The Hayden Flour Mill & Silos is identified in the Tempe Multiple Resource Area Update as eligible for designation as a historic property.

History + Context

The Hayden Flour Mill is the oldest cast-in-place, reinforced concrete building in Tempe. The technology used at the mill developed in response to the 1906 San Francisco earthquake and fire. Although reinforced concrete had been used on the West Coast during the last quarter of the nineteenth century, in 1906 it was still in the early stages of development. After the success of this technology in 1906, architects worked to improve its ability to withstand seismic forces. By 1918, they were erring on the side of safety, and today the mill stands in testimony to this conservative engineering.

The community held its breath the afternoon of October 1, 2002, as a three-alarm fire burned one of Tempe's oldest landmarks; the Hayden Flour Mill. Why that blaze, which took 100 firefighters many hours to contain, did not destroy this community cultural resource is best explained by understanding its construction.

The daylight-construction method used at the mill developed in response to the propensity of mill facilities everywhere to spontaneously combust. Before building codes existed, insurance companies underwriting various milling industries insisted their policy holders take steps to reduce the risks of explosion and fire inherent in milling. The daylight-construction method improved mill safety by specifying a high ratio of window to wall area along with large, unobstructed, structural bays to facilitate cross ventilation.

The existing mill began operations on July 10, 1918, and was built by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam and integral slab construction, the structure is the largest known construction effort in Steele's career, and an excellent example of the daylight construction technique.

On October 10, 1984, upon completion of a substantive review, the Keeper of the National Register of Historic Places determined the Hayden Flour Mill eligible for listing on the National Register of Historic Places at the State Level of Significance. The Hayden Flour Mill & Silos remain today with their original integrity, only slightly modified over the years to accommodate the evolution of complex milling practices.

The Hayden Flour Mill was the larger of two such mills in the state until April 01, 1998, when Bay State Milling stopped operation ending the longest run of continuous use for an industrial building in the Valley.

Association with events significant to broad patterns of history:

From the start of operations in 1874, the Hayden Mill became one of the most widely known institutions in the Arizona Territory. In early territorial days the product of this mill was carried in freight wagons and by pack-trains to most of the mining camps and military posts in the Territory and its output was estimated in millions of dollars. Army and government contracts running into hundreds of thousands of dollars were filled from this mill and Hayden Flour was known in every town and mining camp in Arizona. The Salt River Pima Indians grew wheat which they brought to the mill by horseback, and Hayden established trading posts on the Gila River Indian Reservation to supply the mill. Hayden Mills flour sacks were an important source of children's clothing for many pioneer families. The mill, along with Hayden's store, warehouses, blacksmith shop, and ferry, became the trade center for the south side of the Salt River Valley.

For fifty years this location was the site of water-powered grain milling. A contract for electrification of the mill was approved by the Board of Governors of the Salt River Project Water Users Association on Thursday, June 7, 1923. On February 6, 1924, SRP began installing a 11,000 volt electric line along First Street at the Tempe Milling Company's plant to replace the water power which had operated the mill for half a century.

The Hayden Flour Mill was the larger of two such mills that existed in the state in 1981, when Bay State Milling took over operations and expanded production capacity. Bay State withdrew from retailing, becoming a "destination miller" to provide specially milled flour direct to wholesale bakers. The 4000-100 weight capacity pneumatically operated mill remained an important component of the local economy until April 1, 1998, when Bay State Milling stopped operations.

Association with lives of persons significant in our past:

Charles Trumbull Hayden (1825-1900) is generally credited with being the founder of Tempe. He was the first to establish commerce and industry in the area, which made permanent settlement possible. When Hayden heard that settlers were building a canal on the south side of the Salt River, he brought his wagons up from Tucson and offered much needed tools and supplies for the workers. On November 17, 1870, he gave notice of the formation of the Hayden Milling and Farming Ditch Company, and recorded his claim to portions of Section 15, stating work had begun on the project.

On December 6, 1870, the Hardy Irrigating Canal Company was formed to provide water for other farming ventures south of the river, which by their prosperity would come to ensure the success of Hayden's flouring mill operation. This company was quickly reorganized as the Tempe Irrigating Canal Company, which, when meeting on April 28, 1871, shareholder Jack Swilling moved to grant 2,000 inches of water or 17 shares stock to anyone building a grist mill. Hayden accepted and began his preparations for construction of a flour mill to be powered by an extension of the Kirkland McKinney Ditch. In 1872 he opened a store and laid the foundation for a flour mill. A canal was extended along the base of Tempe Butte to bring water to the mill to turn the grind stones.

On May 30, 1874, the Tucson newspaper, Arizona Citizen, reported "Judge Hayden has completed a flouring mill at his ferry on Salt River".

Charles Trumbull Hayden was involved in the development of the community in many ways. He was a director of the Tempe Irrigating Canal Company, a member of the Maricopa County Board of Supervisors from 1880 to 1882, a trustee of Tempe School District No. 3 in 1884, and president of the Territorial Normal School Board of Education from 1885 to 1888. Charles Hayden married Sallie Calvert Davis in Nevada City, California, on October 4, 1876. They had one son, Carl Trumbull Hayden, who would later serve as Arizona's longtime Congressman and Senator, and three daughters; Sally, Anna, and Mary.

On June 11, 1915, Carl Trumbull Hayden (1877-1972), C. G. Jones, and F. A. Van Ritten incorporated the Tempe Milling Company to continue operation of the Hayden Flour Mill. On February 19, 1912, Carl Hayden became Arizona's first Member of the House of Representatives where he served until March 4, 1927, when he began service in the U. S. Senate. Re-elected in 1932, 1938, 1944, 1950, 1956, and 1962, he did not seek re-election in 1968, and retired to Tempe in 1969. On January 07, 1981, Hayden C. Hayden, grandson of Charles Trumbull Hayden, sold the flour mill to Bay State Milling Company of Quincy Massachusetts, concluding three generations of Hayden family involvement in this landmark business.

Distinctive characteristics of a type, period, or method of construction:

The original 1874 adobe mill burned on July 8, 1895, and a second mill built on the site, also constructed of adobe, burned on July 10, 1917. The completely destroyed structure was rebuilt in 1918. The 1918 mill exists with its original integrity, only slightly modified.

The existing three and four-story rectangular brick and reinforced concrete structure measuring 40 feet by 140 feet was built in 1918 by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam and integral slab construction, the structure is the largest known construction effort in Steele's career. The exterior walls have discrete awing window and large freight door openings. The marks of the six-inch wide rough-sawn boards used as wall forms are clearly evident. Roofs are flat with minimal parapets in multiple levels. The tallest 5 level section at the north is considered the "grain elevator", the middle 4 level section the "mill", and the 3 level section at the south was used as the "grain-bin" and for offices at ground level.

The corrugated steel rollers installed in 1918, and which replaced the original grinding stones, were still in use at the end of operations along with a vast array of milling machinery some of which is thought to represent original patented prototype equipment.

Two "Wash Towers" remain on the east side of the building. These towers are built of two-by-ten dimensional lumber laid flat in a stacked pattern with interlocking courses. The north wash tower is larger with a concrete base similar to the mill itself and is shown on a 1927 Sanborn Fire Insurance Map. The north tower is thought to have been added circa 1920. The south tower is shorter, lacks a concrete base, and is not shown on the 1927 map. The south tower is thought to have been added circa 1930.

In 1951 a concrete grain elevator with seven silos was added to the site by the Mayer-Osborn Company of Denver, Colorado. The silos added 18 million pounds of grain storage capacity and took eleven days to construct, pouring cement in slip-forms continuously around the clock. The grain elevator at the south is 150 feet high and the silos, paired 15 foot diameter cylinders, are 117 feet high. A basement level where grain is collected and conveyed by tunnel is located under the main portion of the complex which is oriented slightly off the north-south axis in response to the railroad spur between the silos and the mill. The silos structure is the iconographic landmark of Downtown Tempe – widely recognized as the hallmark of Mill Avenue uniquely identifying the heart of our community.

In 1966 two additions were constructed on the top levels of the mill building. These additions are distinguishable by their sloping floors that were originally the mill roof. Constructed of 8-4-16 concrete block walls with wood-frame roofs, these additions can be visually identified from Mill Avenue by the projection of the original roof overhangs extending below. In 1966 permit applications were filed separately for these additions, at which time it is believed that a tower dating from 1918 was removed at level 5 on the north.

Likely to yield information important in prehistory or history:

The mill exists in an area within the City of Tempe that is known to be archaeologically sensitive. This site occurs within the boundaries a large, previously recorded prehistoric habitation site called La Plaza, AZ U:9:165 (ASM), portions of which are known to contain buried cultural remains associated with the Hohokam. The continued presence of historic structures in situ and relatively undisturbed indicates the site has strong potential to provide additional information about this brief period in Arizona settlement history; establishment of the earliest historic period communities on the south banks of the Salt River.

Over 60 people attended the October 14, 2000, meeting of the Tempe Historic Preservation Commission to discuss development in the Hayden Butte/Flour Mill vicinity. Many spoke of the historic significance of the Butte and the Flour Mill, some strongly indicating their concerns about the potential adverse impacts proposed development could have. Statements were made by a broad range of citizens, including Ron Chiago, Cultural Resources Manager for the Salt River Pima-Maricopa Indian Community, Glen Rice, Director of the Office of Cultural Resource Management at ASU, other archaeologists and historians, ASU students, and Tempe pioneers expressing concern about the archaeological sensitivity of the area. This was the meeting where residents submitted a petition bearing 400 signatures, calling for the designation of Tempe (Hayden) Butte as an historic site.

The Downside to Historic Designation

- Extends the public hearing process, requiring an additional review-body to make recommendations or decisions.
- Potentially delays requests for a demolition permit for up to 180 days.

Summary

The Hayden Flour Mill is significant as the longest continuously used industrial site in the Salt River Valley, for its association with the Charles Trumbull Hayden family, who founded and operated the mill for three generations, and as the most important community industry through the settlement and development periods of early Tempe history. The Hayden Flour Mill is significant as the oldest cast-in-place reinforced concrete building in Tempe and provides an excellent example of the daylight construction method. The Hayden Mills Silos is a landmark structure providing many with a tangible connection to community history by recalling the founding of the Tempe settlement. The Hayden Flour Mill and Silos exist in an area known to be archaeologically sensitive and likely to continue to yield information important to understanding the prehistory and the history of our community.

Recommendations

Staff recommends to the City Council that the Hayden Flour Mill and Silos be designated as Tempe Historic Property (#26) and that Historic Overlay Zoning be applied to the property.

REASON(S) FOR APPROVAL:

1. The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code.
 - (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
 - (1) It meets the criteria for listing on the Arizona or national register of historic places;
 - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; and
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature.
2. The Historic Preservation Commission recommends approval for the nomination that the Hayden Flour Mill and Silos be designated as a historic property and listed on the Tempe Historic Property Register.

HISTORY & FACTS:

November 17, 1870	Charles T. Hayden gave notice of the formation of the Hayden Milling and Farming Ditch Company.
1874	The Hayden Mill began operations with the original adobe mill.
July 8, 1895	Original 1874 adobe mill burned and a second mill was built on the site, also constructed of adobe.
June 11, 1915	Carl Trumbull Hayden (1877-1972), C. G. Jones, and F. A. Van Ritten incorporated the Tempe Milling Company to continue operation of the Hayden Flour Mill.
July 10, 1917	The second adobe mill burned.
July 10, 1918	The mill (current) was rebuilt and began operations.
1951	A concrete grain elevator with seven silos was added to the site.
1966	Two additions were constructed on the top levels of the mill building.
January 7, 1981	Bay State Milling took over operations.
October 10, 1984	Hayden Flour Mill eligible for listing on the National Register of Historic Places.
April 1, 1998	Bay State Milling stopped operation of the mill.
October 1, 2002	A three-alarm fire burned a portion of Hayden Flour Mill, one of Tempe's oldest landmarks.
August 8, 2002	City Council approved the establishment of the Hayden Butte Preserve consisting of approximately 27 acres, which included 6 acres of the Hayden Flour Mill site. (Resolution #2002.43)
May 03, 2005	Redevelopment Review Commission recommended approval for the historic designation of the Hayden Flour Mill and Silos, located at 119 South Mill Avenue.

DESCRIPTION:

Owner –	City of Tempe
Applicant –	Historic Preservation Commission, Bob Gasser
Existing zoning –	MU-4

Total site area –	10 net acres (approximate)
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ORDINANCE NO. 2005.21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO
THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2,
CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION
AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by historic designation on approximately 10 acres.

LEGAL DESCRIPTION

See Exhibit "A"

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case #HPO-2005.39** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____
day of _____, 2005.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Exhibit "A"

A parcel of land lying within Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows;

COMMENCING at the West quarter corner of said Section 15;
Thence along the East-West midsection line of said Section 15, North 89 degrees 03 minutes 17 seconds East, a distance of 1132.95 feet to a point on the East right of way line of Mill Avenue, said point being the POINT OF BEGINNING;
Thence leaving said midsection line along said East right of way line, North 00 degrees 15 minutes 32 seconds West, a distance of 104.92 feet;
Thence leaving said East right of way line, North 85 degrees 10 minutes 45 seconds East, a distance of 144.42 feet;
Thence North 78 degrees 28 minutes 08 seconds East, a distance of 123.89 feet to the beginning of a non-tangent curve;
Thence Northeasterly along said curve, having a radius of 451.00 feet, concave Northwesterly, whose radius bears North 09 degrees 07 minutes 14 seconds West, through a central angle of 26 degrees 22 minutes 56 seconds, a distance of 207.67 feet to the curves end;
Thence North 54 degrees 29 minutes 50 seconds East, a distance of 151.50 feet;
Thence North 59 degrees 28 minutes 01 seconds East, a distance of 46.17 feet;
Thence North 62 degrees 56 minutes 22 seconds East, a distance of 51.75 feet to the beginning of a non-tangent curve;
Thence Northeasterly along said curve, having a radius of 689.00 feet, concave Southeasterly, whose radius bears South 31 degrees 36 minutes 01 seconds East, through a central angle of 03 degrees 49 minutes 11 seconds, a distance of 45.93 feet to the curves end;
Thence North 60 degrees 36 minutes 21 seconds East, a distance of 100.00 feet to the beginning of a non-tangent curve;
Thence Southeasterly along said curve, having a radius of 699.00 feet, concave Southeasterly, whose radius bears South 19 degrees 33 minutes 32 seconds East, through a central angle of 09 degrees 47 minutes 58 seconds, a distance of 119.55 feet to the curves end;
Thence South 42 degrees 07 minutes 29 seconds East, a distance of 204.18 feet;
Thence South 53 degrees 29 minutes 46 seconds West, a distance of 589.74 feet;
Thence South 26 degrees 45 minutes 34 seconds West, a distance of 178.62 feet;
Thence South 00 degrees 01 minutes 22 seconds West, a distance of 5.72 feet;
Thence North 75 degrees 10 minutes 30 seconds West, a distance of 194.65 feet to the Southeast corner of Block 67, TEMPE, as recorded in Book 2 of Maps, page 26 records of Maricopa County, Arizona;
Thence along the South line of said Block 67, South 89 degrees 32 minutes 00 seconds West, a distance of 103.00 feet to the beginning of a non-tangent curve;
Thence leaving said South line, Southwesterly along said curve, having a radius of 773.99 feet concave Easterly, whose radius bears South 89 degrees 42 minutes 54 seconds East, through a central angle of 05 degrees 33 minutes 44 seconds, a distance of 75.26 feet to the curves end;
Thence South 89 degrees 32 minutes 00 seconds West, a distance of 67.06 feet to the beginning of a non-tangent curve;
Thence Northwesterly along said curve, having a radius of 839.75 feet, concave Easterly, whose radius bears North 88 degrees 34 minutes 08 seconds East, through a central angle

EXHIBIT "A" Continued

of 05 degrees 06 minutes 26 seconds, a distance of 75.24 feet to the curves end and a point on the South line of said Block 67;

Thence along the South line of said Block 67, South 89 degrees 32 minutes 00 seconds West, a distance of 37.57 feet;

Thence leaving said South line, South 04 degrees 51 minutes 35 seconds West, a distance of 30.68 feet;

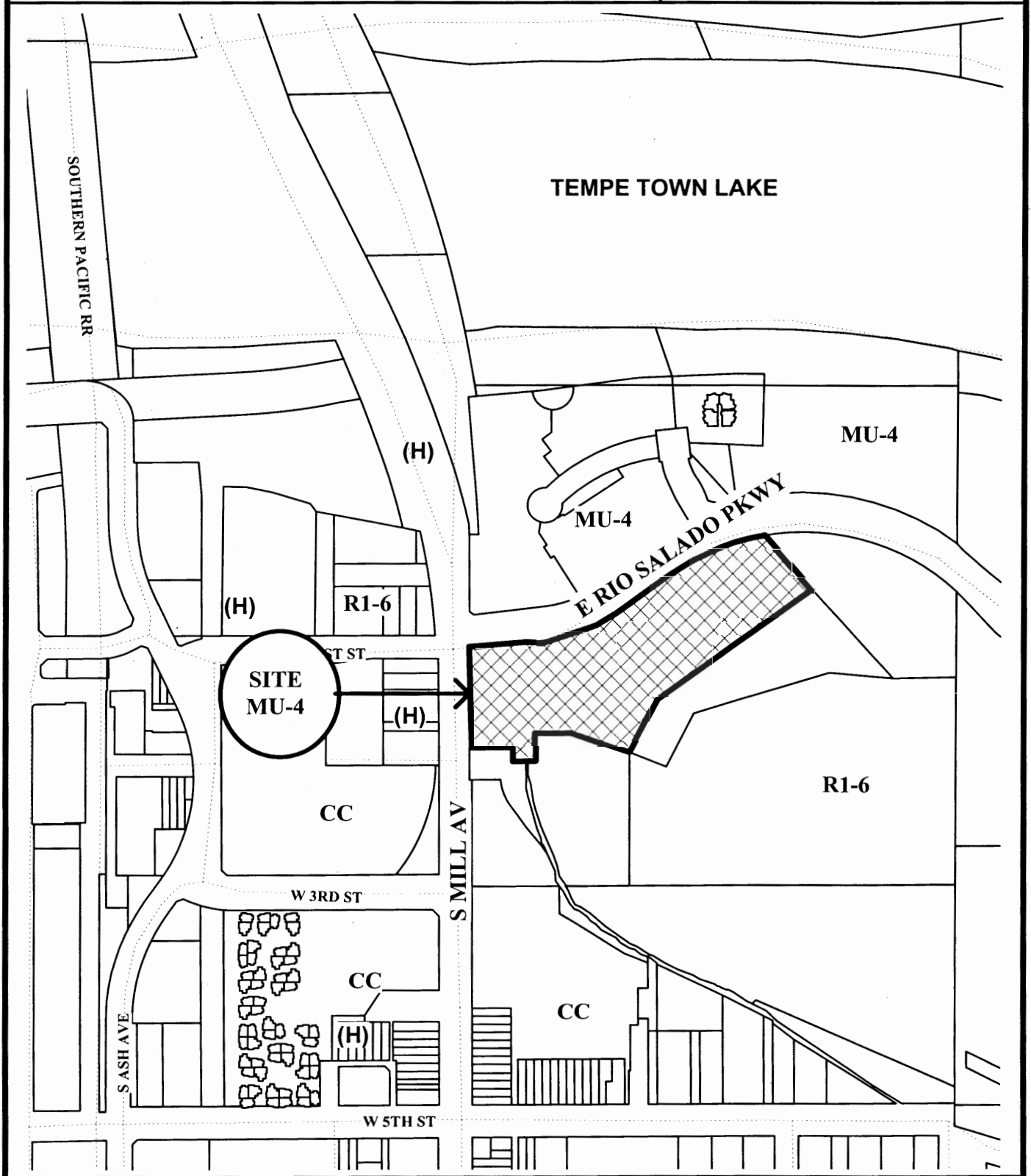
Thence South 89 degrees 32 minutes 00 seconds West, a distance of 94.41 feet to a point on the East right of way line of Mill Avenue;

Thence along said East right of way line, North 00 degrees 15 minutes 32 seconds West, a distance of 193.72 feet to the POINT OF BEGINNING;

EXCEPT any portion lying within the corrected boundary of the Rio Salado Parkway, as conveyed by Deed recorded October 27, 1998 in Document No. 98 963075 and rerecorded April 5, 2000 in Document No. 2000 257055 of Official Records.

HAYDEN FLOUR MILL & SILOS

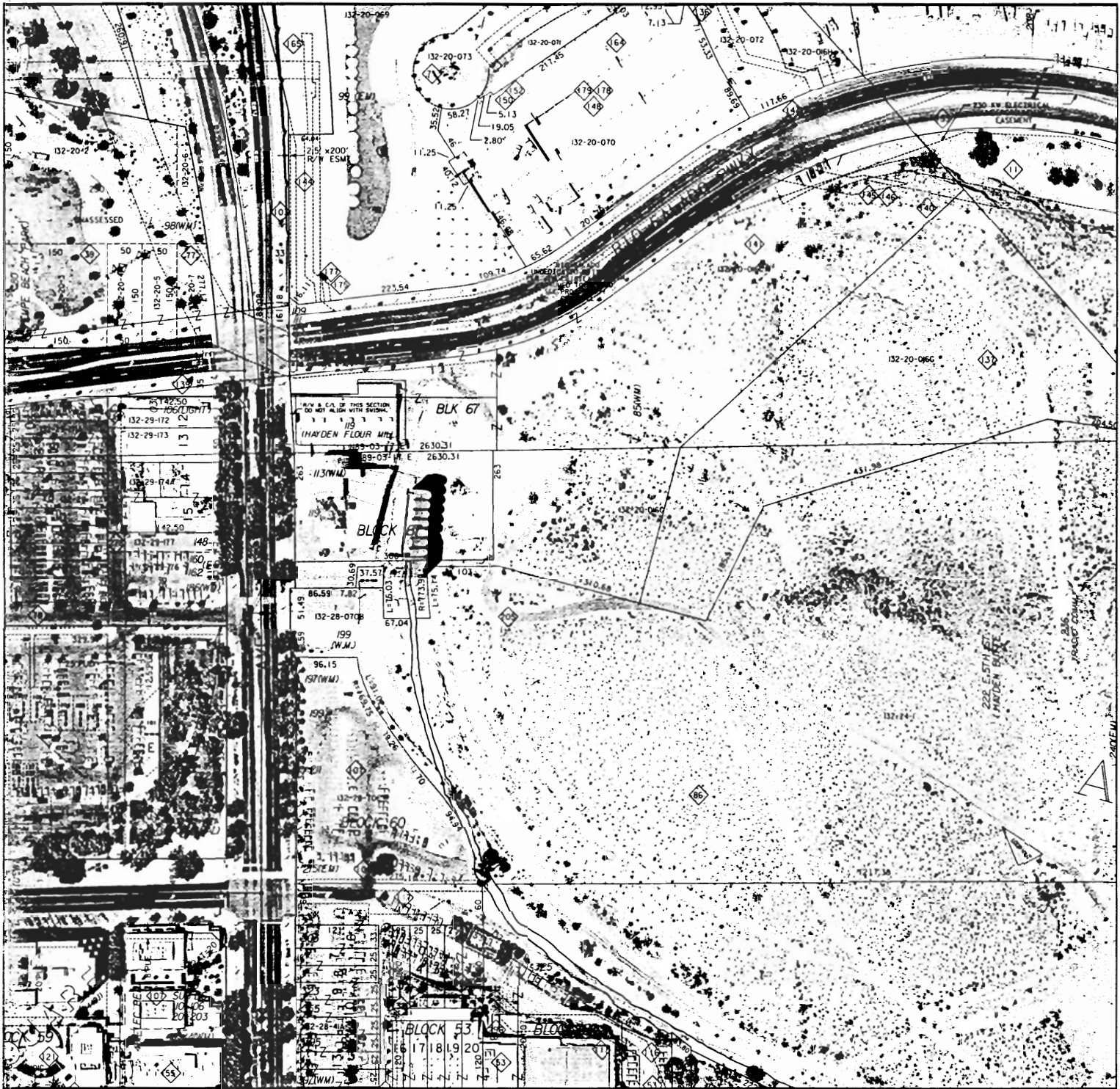
RRC05018



Location Map

B





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Hugh Hallman
Mayor

March 22, 2005

Dear Tempe Historic Preservation Commission members:

When the foundations of Tempe were laid 134 years ago, the Hayden Flour Mill was an integral part of our community. We have preserved our unique identity, in part, with a vibrant downtown that today is arguably the most vital, active urban core in the Valley and the State of Arizona.

Tempe has a presence, a sense of place – one that lets you know you've arrived. To this day, crossing the Salt River provides the traveler with a fleeting image of our territorial heritage. Taken together, the railroad bridge, Tempe Butte, La Casa Vieja and the historic 1918 Hayden Flour Mill provide a glimpse of our community's cultural heritage that has all but vanished from the Valley's contemporary urban landscape.

The mill and silos are a vital part of our continuing efforts to redevelop downtown. These structures and their surrounding acreage can be thought of as the "neck" connecting the "head" that is Tempe Town Lake and the "body" that is the existing downtown. We must find the best way to link Town Lake with downtown – and the right development of the mill and silos can do just that.

In recognition of the significance of these structures, the City Council has directed your commission to bring forward historic property designation and list the Hayden Flour Mill and Silos on the Historic Property Register. It is with pride that I introduce this application for Historic Property Designation and encourage your favorable consideration of listing this significant property.

Cordially,

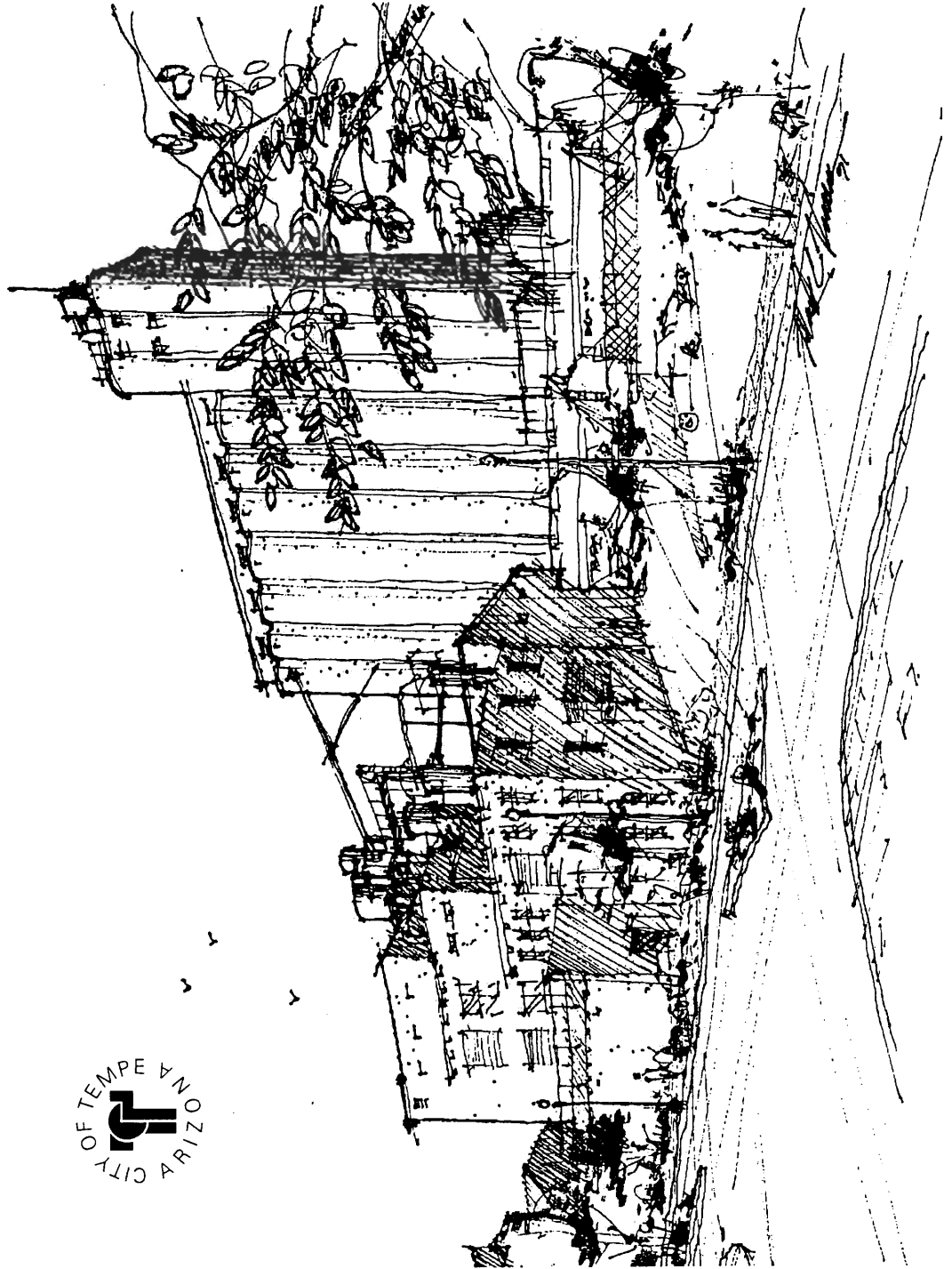
A handwritten signature in dark ink, appearing to read 'Hugh Hallman', is written over a horizontal line.

Hugh Hallman

HH/nr

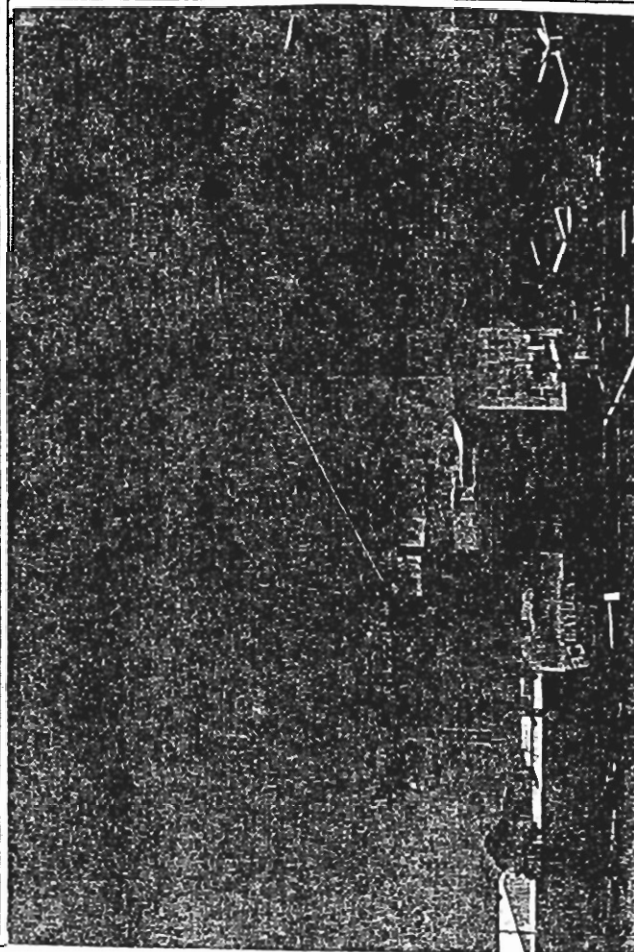
D

HAYDEN FLOUR MILL



ARIZONA STATE HISTORIC PROPERTY INVENTOR

HISTORIC PROPERTY NAME Hayden Flour Mill		COUNTY Maricopa	INVENTORY NO. 193
COMMON PROPERTY NAME Hayden Flour Mill		QUAD/COUNTY MAP Tempe Quad	
PROPERTY LOCATION-STREET & NO. 119 Mill Avenue			
CITY, TOWN/VICINITY OF Tempe		ASSESSOR'S PARCEL NO. 132-28-71	
OWNER OF PROPERTY Bay State Milling Company		PHONE -	
STREET & NO./P.O. BOX 1776 Heritage Drive			
CITY, TOWN N. Quincy		STATE MA	ZIP 02171
FORM PREPARED BY Janus Associates		DATE 1/83	
STREET & NO./P.O. BOX 602 North 7th Street		PHONE 254-0826	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85006
PHOTO BY Tempe Historical Society		DATE 1982	
VIEW looking northeast			
HISTORIC USE flour mill			
PRESENT USE flour mill		ACREAGE 2	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1874 site/1918			



PHYSICAL DESCRIPTION

The Hayden Flour Mill is a three and four-story rectangular (40ft by 140ft) brick and reinforced concrete structure. The mill is located on the east side of Mill Avenue at the base of Tempe Butte. The exterior walls have discrete awning window locations and large freight door openings. The roofs are flat with minimal parapets. A pre-1927 brick grain warehouse is located west of the mill. Measuring 30 feet by 110 feet, the rectangular warehouse has a concrete floor and wood truss gable roof. Later additions have been added to the mill on the east and north, and in 1951 a concrete grain elevator with seven silos was added to the site, southeast of the mill. The 1918 corrugated steel rollers, which replaced the original grinding stones, are still in use.

STATEMENT OF SIGNIFICANCE/HISTORY

The Hayden Flour Mill is significant as the oldest continuously used industrial site in the Salt River Valley, for its association with the Charles Trumball Hayden family, who founded and operated the mill for three generations, and as the most important community industry through the settlement and development periods of Tempe's history.

The original adobe mill burned in c. 1890 and the second mill burned in 1917, also constructed of adobe. This three and four-story mill was built in 1918 by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam, and integral slab construction, the structure is the largest known construction effort in Steele's career. The 1918 mill exists with its original integrity only slightly modified to accommodate expansion and new equipment. Some later additions, a 1918-1920 warehouse, and a 1951 grain elevator comprise the total complex. The Hayden Flour Mill is the largest of two such mills existing in the state and currently operates as a 4000-100 weight capacity pneumatically operated mill.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Tempe Daily News, various issues

Sanborn Map, 1927

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

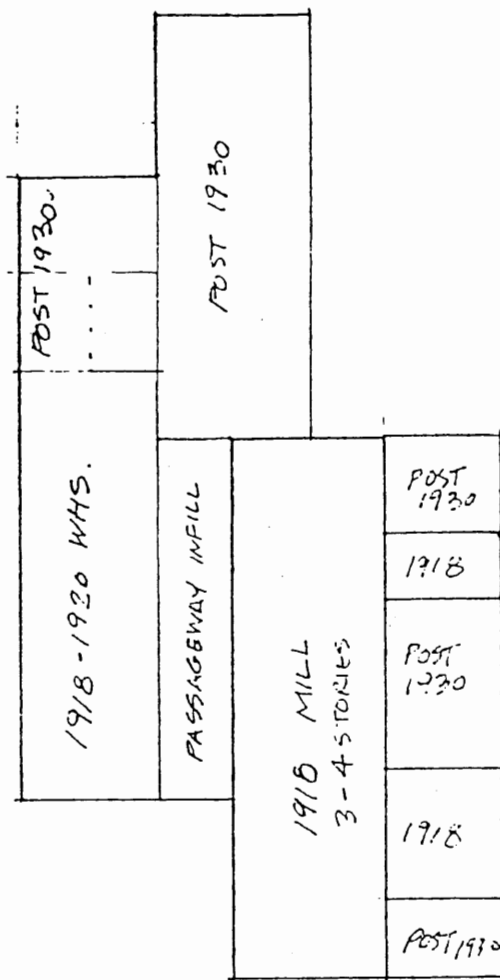
Block 67, City of Tempe

Tempe Quad

Z-12, E-412740, N-3699040

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

MILL AVE



1951
GRAIN ELEVATIONS

NORTH

HAYDEN FLOUR MILL SITE SKETCH

1" = 50'

Brief History

- For the past 128 years the Hayden Flour Mill has been an integral part of Tempe History. At one time the Hayden Flour Mill complex spanned 30 acres on the north and west slopes of the Tempe Butte. The main buildings, the concrete Mill and the 150' grain elevator and its seven silos, each 117' tall, have been dominant architectural features that introduce downtown Tempe.

- 1874 - First Mill built by Charles Hayden. The Tempe/Hayden Canal is completed through the Mill area.
- 1878 - Three grist mills in the valley.
- 1881 - Major additions to the Mill.
- 1891 - February, Flood of 1891 damages portion of Mill.
- 1891 - March, new 'Cornelius' rollers and four other sets of rollers installed in Mill.
- 1892 - Sugar business incorporated at the Mill.
- 1895 - Fire destroys the warehouse.
- 1900 - April, Carl Hayden installs electric plant in Mill twelve days after his father's death, 100-150 lights. Electricity to be used for lights and fans for hotel, store, mill, and their buildings, though not for the Mill itself.

- 1901 - Mill leased and run by A.J. Peters.
- 1902 - Installation of new machinery (rollers?), F.P. Stoffel supervising.
- 1904 - Mill again leased and run by A.J. Peters.
- 1915 - Summer, Mill to resume operation after being idle nearly a year; loading dock built. Newspaper says it's busy again, with a new miller from Los Angeles, who worked previously at Pillsbury Mills.

- 1915 - Loading car system added.
- 1917 - Fire destroys Mill; one of Tempe's largest fires to date; Mill owned by local syndicate consisting of J.H. Dobson, President, J.H. Henness, V.P., and F.A. Van Ritten, Manager. The damages were covered by insurance.

- 1918 - July, New Mill built at a cost of \$128,000 and opens exactly one year after fire.
- 1918-20 - The 'Grain Warehouse' is built just to the west of the Mill.
- 1923 - January, a newspaper states that the Mill has "now one of the most elaborate and attractive electric signs in the valley." Made by South Side Electric and Gas Company.

- 1924 - Water power is replaced with electric power to run Mill. Contract with the Mill is approved by governing board of the Water Users Association. Salt River Valley Water Users Association installs an 11,000 volt electric line along First Street to replace the Mill's water power.

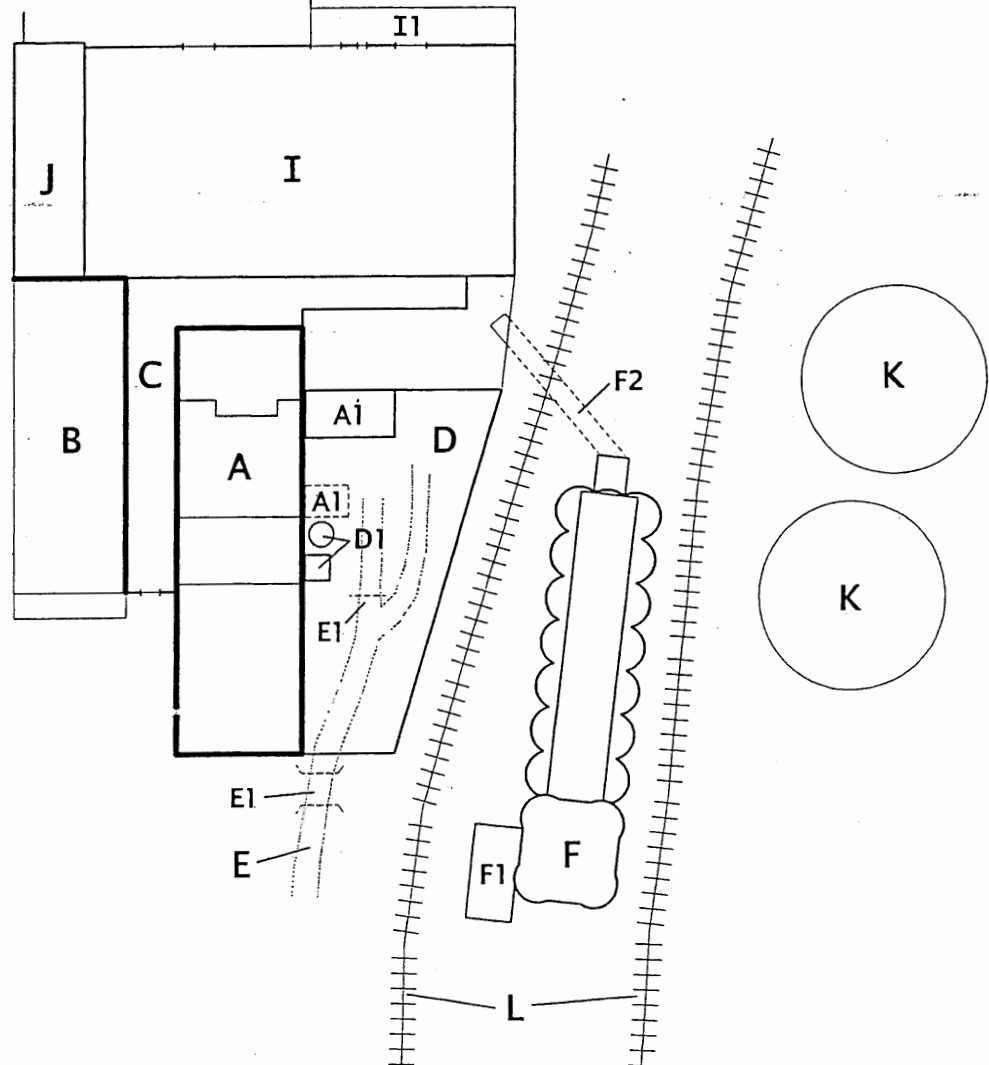
- 1930s - Numerous additions to the main building ('Wood Frame Addition).
- 1935 - The 'River Warehouse' is constructed.
- 1951 - Grain elevator with seven 117' tall silos constructed. This adds 18 million pounds of grain capacity.
The 'Annex Warehouse' is constructed.
- 1960 - Pre-stressed concrete room added (scale house?).
- 1966 - Large 'New Warehouse' built, also two different additions constructed on the upper levels of the original Mill.
- 1960-5 - Pneumatic system installed.
- 1978 - (2) 60' diameter corrugated galvanized steel Storage Tanks constructed.
- 1981 - Hayden C. Hayden sells Mill to Bay State Milling, Boston, Massachusetts.
- 1998 - Hayden Flour Mill ceases operations.

Draft Copy Only

- A. Hayden Flour Mill -1918 with 1966 additions.
- B. Grain Warehouse -circa 1918-20.
Demolished early 1990's
- C. Enclosed passage -varies dates,
- D. Wood Frame Addition -1930 w/ multiple additions.
- E. Tempe/Hayden Canal, circa 1873-4
Filled in between 1952-1965.
- F. Grain Silos - 1951.
- G. River Warehouse -1935.
Demolished -1998
- H. Annex Warehouse -1951.
Demolished -1998
- I. New Warehouse -1966.
- J. CMU Addition -1983.
- K. 60 dia. Grain silos - 1978.
Demolished 1998

Mill Avenue

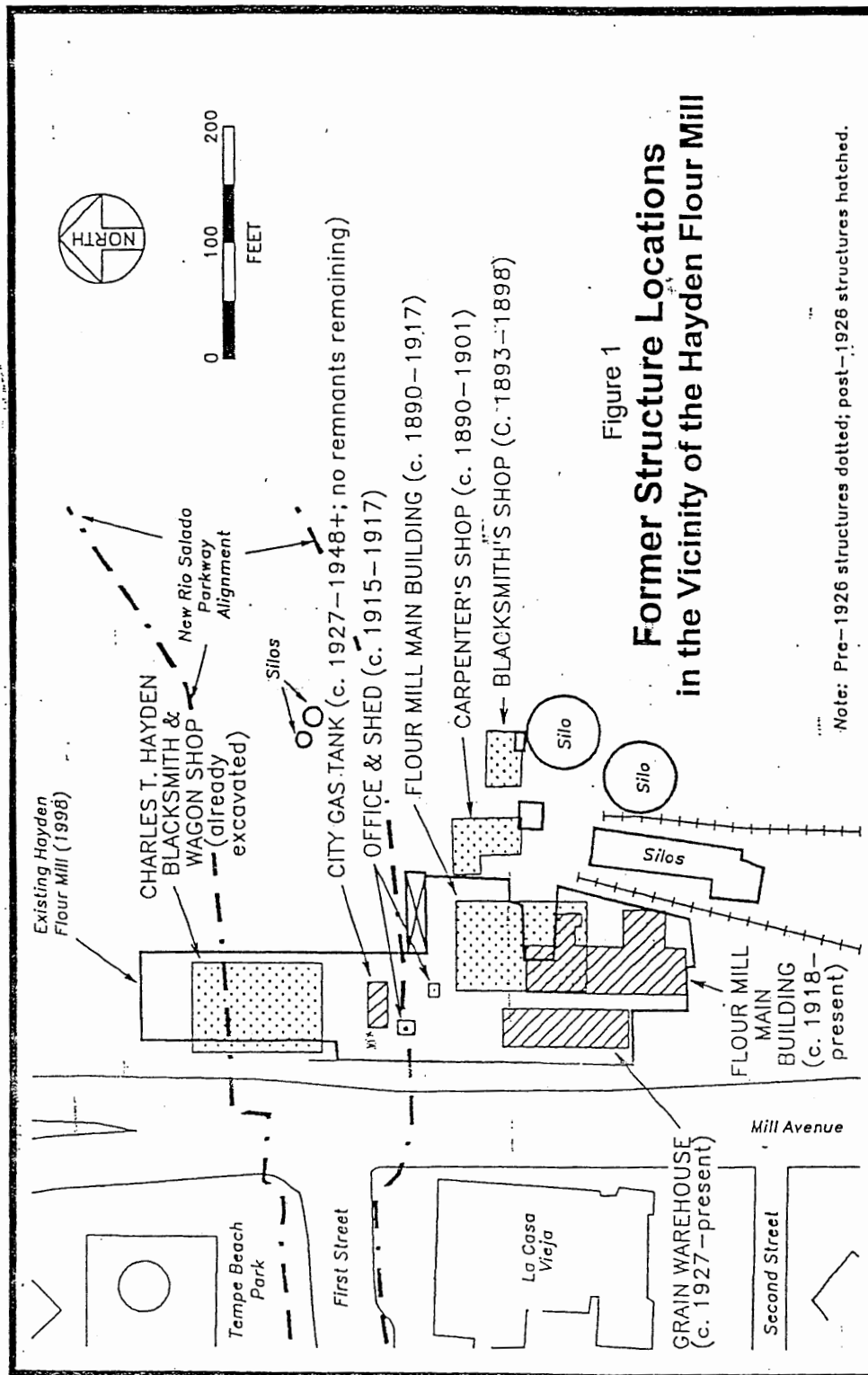
Rio Salado Parkway

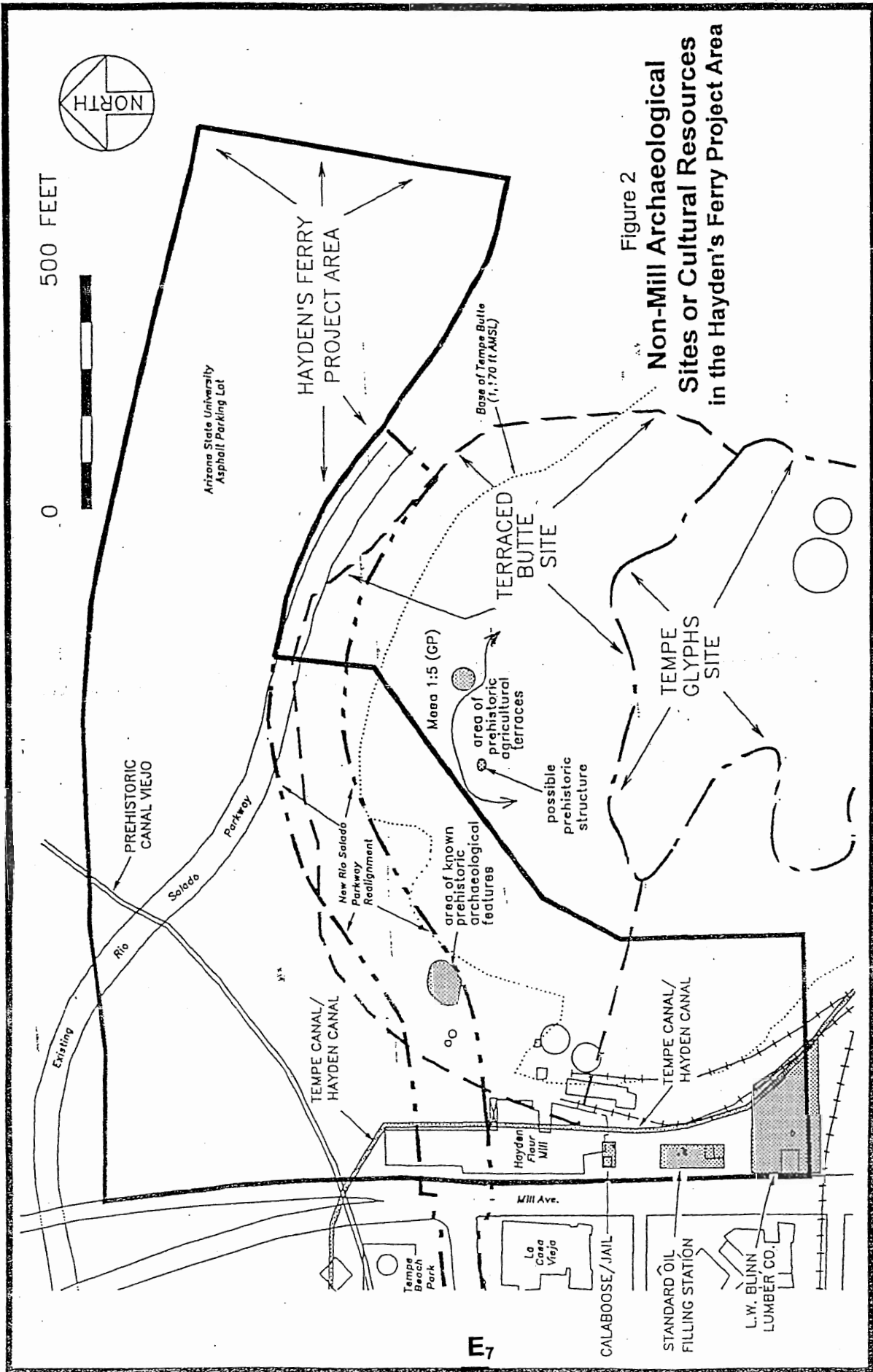


E₅



Plan Diagram
August, 2002





1915

1ST E.

54'

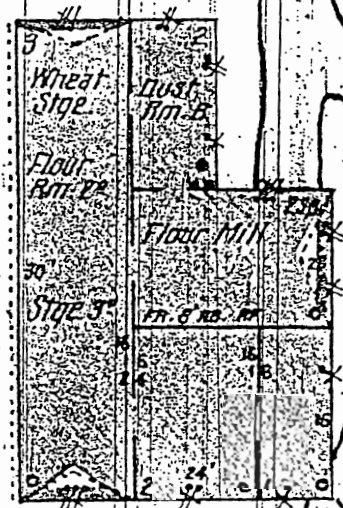


CHAS. T. HAYDEN'S
FLOUR MILL



(NOT IN OPERATION SINCE 1914.)
POWER: WATER - LIGHTS: ELEC.

BLDGS. OLD.
WALLS CRACKED



Tail Race

Waste Ditch

8

May 1915

Sanborn Map

Andre Blk.
Arizona East
State

Baptist Chur

Casa Loma
Christian Ch
City Water

First Congre

Hayden Cha

M. E. Chur

Opera Ho.

Pacific Cre
Ice Fac.
Peters A. J.
Post Office
Public Sch

Richardson

St. Mary's
South M. 1

Tempe Cot
Gra
Ho

E8

ARIZONA EASTERN R.R. SPLIT

TEMPE BUTTE



MILL

AV.

TEMPE MILLING CO.

FLOUR MILL

WATCHMAN. NO CLOCK. IN OPERATION DAY, &
NIGHT. POW. & LYS. ELEC. NO HEAT. RYE-ST. MG.
BOILER RS. SHOWN. CAPY. PER DAY. NOT KNOWN.

GRAIN W. HD.
WOOD TRUSS RF
CONC. FLR

REINF. CONC. CONSTN.
FIREPROOF

SACK
STGE.

PLFM. 6'

CANAL

SPUR TRACK

SPUR TRACK

E X P O S

BUTTE

T E E

Oct 1927

Sanborn Map



101

117

00

E₉

10 N

N. O.

1948

CENT. ARIZ. LT. R-POWER
COS GFS TK ON
CONC. BASE

66

107

A. & SACK STGE.

10'

10'

SACK STGE.

17'

BLR.

GRAIN W/HO

WOOD TRUSS RF

CONC. FLR.

GRAIN ELEV.

GRAIN BIN

RAISED IN RF

REINF CONC. CONSTN
FIREPROOF

(H.C. MILLS)

PLTFM 6'

WILL 117

HAYDEN FLOUR MILLS

NO WATCHMAN. IN-OPERATION 8 HOURS PER DAY.
POWER & LIGHTS: ELEC. NO HEAT. - RYE STEERING
BOILER AS SHOWN - CAPY: 150-BBLS. PER DAY.

GAS & OIL

1-0 N

E10

Nov 1948

Sanborn Map

EXPLOS.

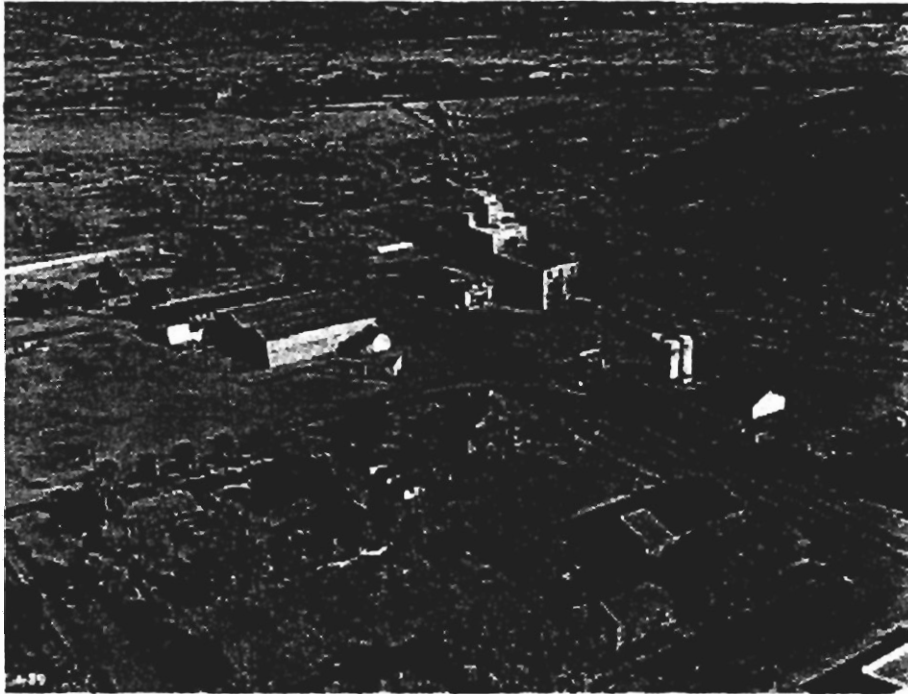
SPUR TRACK

BUTTE

TEMP E



Photograph 1

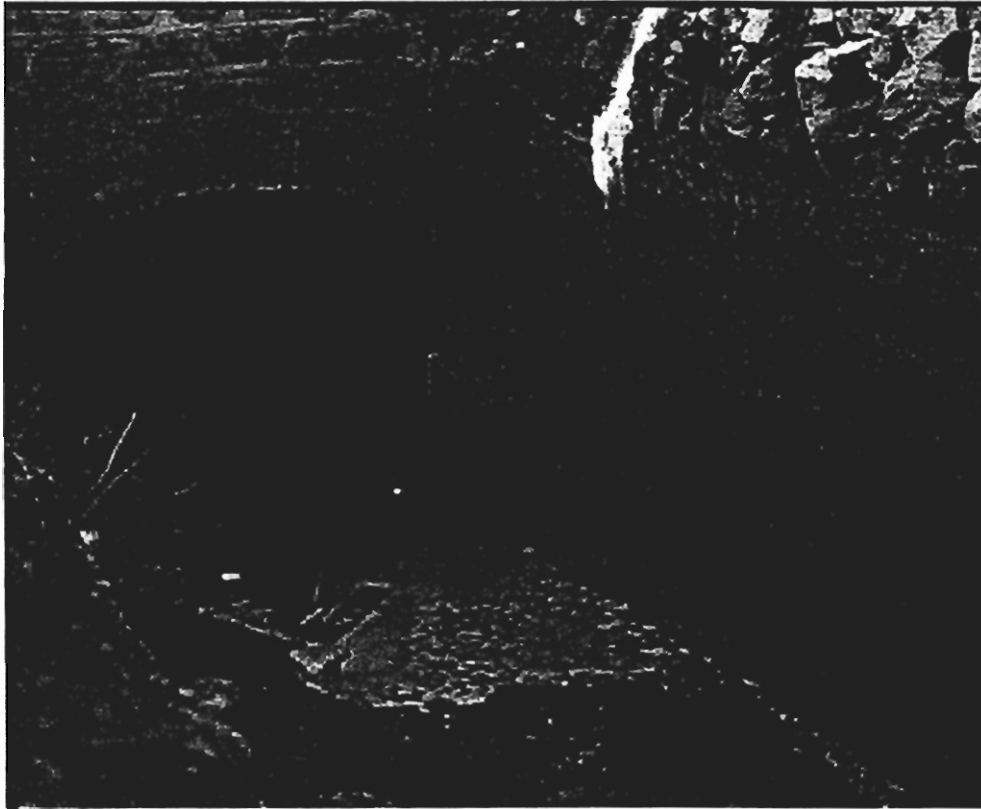


http://info.lib.asu.edu/BRS/gate.exe?f=doc&p_d=AZSI&state=k3apkr.2.11

Call #: CP CTH 121
Location(s): Hayden Arizona Collection
Title: Photograph: Oblique Aerial of Hayden Flour Mill, La Casa Vieja, and Salt River; Tempe, Arizona.
Date: C. 1925
Photographer: U.S. Army Air Corps, 15th Photo
Notes: Withdrawn from Hayden papers 499/16.
Digital Photograph
Collection(s): CP Photographs
Subject(s): Tempe, Arizona
Mill Avenue, Tempe
Hayden Mill - Architecture

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Photograph 2



http://info.lib.asu.edu/digital-collection/AZSW/full/CP_CTH_122.JPG

Call #:	CP CTH 122
Location(s):	Hayden Arizona Collection
Title:	Photograph: Water at Hayden Flour Mill, Tempe, Arizona
Date:	N.D.
Publisher:	Carl T. Hayden Photographs
Notes:	Digital Photograph
Collection(s):	CP Photographs
Subject(s):	Flour & Flour Mills - Water Use

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Photograph 3



http://info.lib.asu.edu/digital-collection/AZSW/full/CP_CTH_123.JPG

Call #:	CP CTH 123
Location(s):	Hayden Arizona Collection
Title:	Photograph: Water at Hayden Flour Mill, Tempe, Arizona.
Date:	N.D.
Publisher:	Carl T. Hayden Photographs
Notes:	Digital Photograph
Collection(s):	CP Photographs
Subject(s):	Flour & Flour Mills - Water Use

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Photograph 4

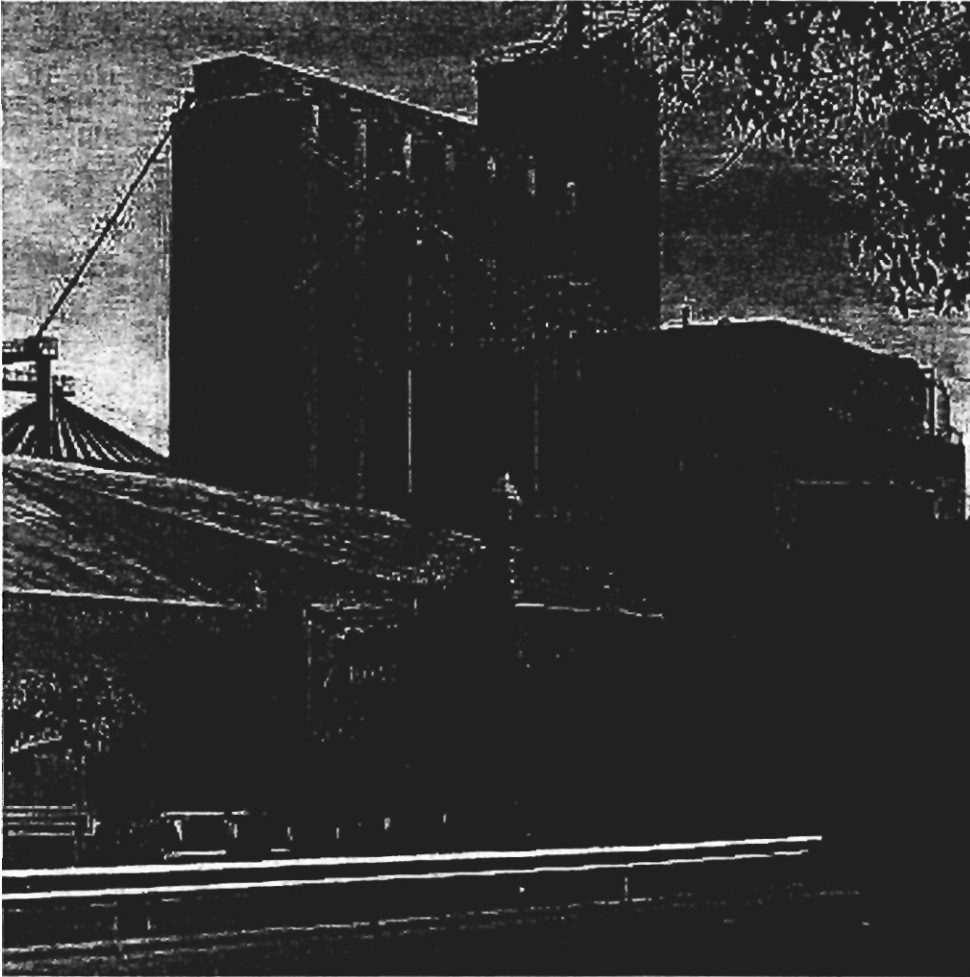


http://info.lib.asu.edu/digital-collection/AZSW/full/CP_MCL_6105.JPG

Call #: CP MCL 6105.T3
Location(s): Hayden Arizona Collection
Title: Photograph: Carl Hayden with Five Other Men in Front of the Hayden Flour Mills, Tempe, Arizona.
Date: 1947
Author: McLaughlin, Herb
Photographer: Photographer
Publisher: Herb & Dorothy McLaughlin Photographs
Notes: Digital Photograph
Collection(s): ML McLaughlin Photographs (MCL Tempe)
Personal Name(s): Hayden, Carl T.

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Photograph 5



..\\KARLannex1\\HaydenFlourMillc1993.jpg

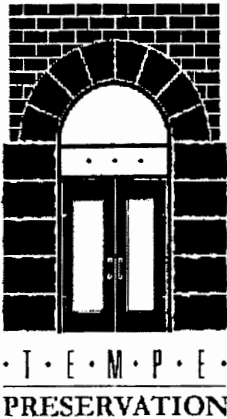
c1993 Tempe Redevelopment – 3 Decades: Tempe Downtown Redevelopment Guide

Photograph 6



..\KARLannex1\HPS193Bmill.gif

c1999 Tempe Redevelopment – 3 Decades: Tempe Downtown Redevelopment Guide



Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Friday, April 8, 2005

Bob Gasser
Applicant

HISTORIC PRESERVATION COMMISSION

Bob Gasser, Chair
Richard Pagoria, Vice-Chair
Mike Deskin
Joe Ewan, ASLA
Ann Patterson
Stuart Siefer, RA
Santos C. Vega, PhD.

Alternates
David Scheatzle, D.Arch., FAIA, PE
Liz Wilson

• • •

HISTORIC PRESERVATION OFFICER

Joseph G. Nucci, RA



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



Tempe Historic
Preservation Office
Development Services
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

• • •

480.350.8028
8579 FAX; 8913TDD



Re: Hayden Flour Mill & Silos historic designation HPO-2005.39

Congratulations! At a public hearing held Thursday, April 07, 2005, the Tempe Historic Preservation Commission approved a recommendation to the Tempe Redevelopment and Review Commission that the Hayden Flour Mill & Silos be designated an historic property and listed on the Tempe Historic Property Register.

In accordance with the provisions of the Tempe Zoning & Development Code, the Tempe Redevelopment Review Commission will hold a public hearing on Tuesday, May 3, 2005, to take input and formulate a recommendation to Mayor and Council for historic designation. Tempe Redevelopment Review Commission meetings are held at 7:00 p.m. at the Harry E. Mitchell Government Center Tempe City Hall - City Council Chambers 31 East Fifth Street. The outcome of the hearing will form the basis for a Tempe RRC recommendation to the Tempe City Council.

The Council will hold two additional public hearings after which they will either approve or deny this designation. Hayden Flour Mill & Silos historic designation has been scheduled for public hearings at Council on May 19, and June 2, 2005. Tempe City Council meetings are held at 7:30 p.m. at the Harry E. Mitchell Government Center Tempe City Hall - City Council Chambers 31 East Fifth Street. No action will be taken at the initial Council public hearing as this is simply an additional opportunity for public comment. You do not need to attend the initial public hearing at Council, however, HPO respectfully requests your representation at the final step in the public process.

We realize the value of your time and energy in support of the Tempe Preservation program. Please be encouraged that your efforts can make the difference in substantial and sustained benefits to our community. Staff join with the Commission in thanking you for your participation in the conservation and enhancement of our community identity.

Respectfully,

joe_nucci@tempe.gov

Joseph G. Nucci, Historic Preservation Officer

F

Cc: Tempe Planning & Zoning Commission c/o Ryan Levesque, Current & Advanced Planning